

<b>Request</b>	Plat Approval for "Sunrise Middle River Hotel"	
<b>Applicant</b>	Marina View LLC	
<b>Location</b>	2025 E. Sunrise Blvd.	
<b>Legal Description</b>	Portion of Gov. Lot 7, Section 36, Township 49 S., Range 42 E.	
<b>Property Size</b>	17,317 SF/0.39 acres	
<b>Zoning</b>	B-1 District	
<b>Current Use of Property</b>	Vacant	
<b>Proposed Use of Property</b>	90 Room Suite Hotel	
<b>Current Future Land Use Designation</b>	Commercial	
<b>Comprehensive Plan Consistency</b>	<b>Consistent</b> – Proposed hotel use is consistent with the future land use designation.	
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations	
<b>Action Required</b>	<ul style="list-style-type: none"><li>• Recommend Approval of the Plat</li><li>• Recommend Denial of the Plat</li></ul>	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Donald Morris, Planner III	
<b>Authorized By</b>	Chris Barton, AICP, RLA, Principal Planner	
<b>Approved By</b>	Bruce Chatterton, AICP, Planning and Zoning Manager	

## **Background**

This is a request to plat 0.39 acres for a 90-room suite hotel. The property is currently vacant. This plat was reviewed for conformance with the ULDR Sec. 47-24.5, Subdivision Regulations, at the December 23, 2002 Development Review Committee meeting.

This case was delayed to allow the plat to be reviewed simultaneously with the proposed site plan. The corresponding site plan (33-R-02) is also scheduled to be heard at this meeting.

## **Staff Determination**

The plat conforms to the requirements of ULDR Sec. 47-24.5

**Planning and Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the application meets the intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for approval to the City Commission.
2. If the Planning and Zoning Board determines that the application does not meet intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for denial to the City Commission.

PZ 30-P-02/2-18-04/DM